



**£260,000-£270,000**

**ST MICHAELS AVENUE  
GEDLING**

- SEMI DETACHED
- THREE BEDROOMS
- FOUR PIECE BATHROOM
- TWO RECEPTION ROOMS
- DETACHED GARAGE
- EPC D



## Three Bedroom Semi-Detached Home in a Popular Location

THIS SEMI-DETACHED HOME IS PERFECTLY SITUATED IN A POPULAR RESIDENTIAL AREA, OFFERING CONVENIENCE AND COMFORT FOR A WIDE RANGE OF BUYERS. WHETHER YOU'RE A FIRST-TIME BUYER, A GROWING FAMILY OR LOOKING FOR A PROPERTY IN A PRIME LOCATION. IT IS IDEALLY POSITIONED CLOSE TO A VARIETY OF LOCAL AMENITIES, INCLUDING SHOPS, SCHOOLS AND EXCELLENT TRANSPORT LINKS.

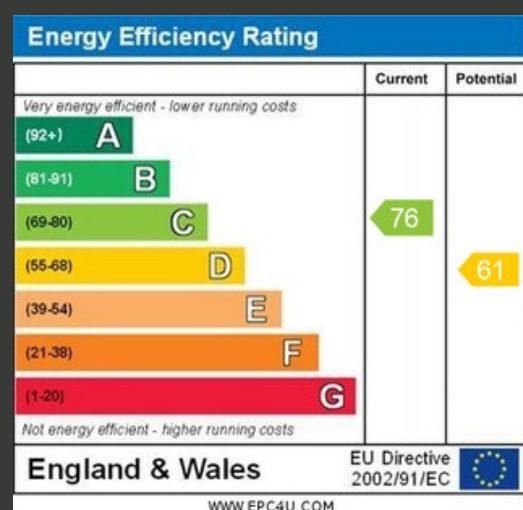
AS YOU STEP INSIDE, YOU ARE WELCOMED BY A BRIGHT AND INVITING ENTRANCE HALL, SETTING THE TONE FOR THE REST OF THE PROPERTY. THE GROUND FLOOR BOASTS A SPACIOUS DINING ROOM WITH A BAY WINDOW THAT FLOODS THE ROOM WITH NATURAL LIGHT, CREATING AN IDEAL SPACE FOR BOTH EVERYDAY LIVING AND ENTERTAINING. DOUBLE DOORS LEAD THROUGH TO THE COMFORTABLE LIVING ROOM, WHERE FRENCH DOORS OPEN DIRECTLY ONTO THE REAR PATIO, SEAMLESSLY BLENDING INDOOR AND OUTDOOR LIVING.

THE MODERN FITTED KITCHEN IS BOTH STYLISH AND PRACTICAL, OFFERING AMPLE CUPBOARD SPACE, GENEROUS WORK SURFACES, ADDITIONAL STORAGE, AND A CONVENIENT DOOR PROVIDING DIRECT ACCESS TO THE REAR GARDEN, PERFECTLY SUITED TO MODERN FAMILY LIFE.

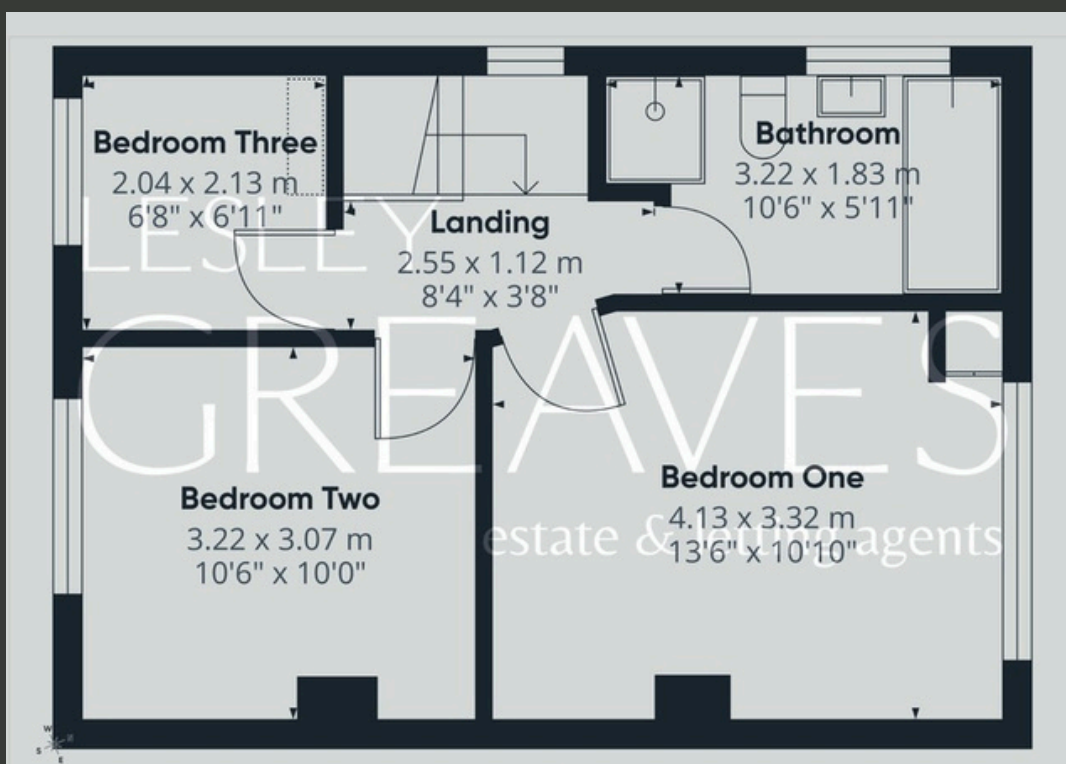
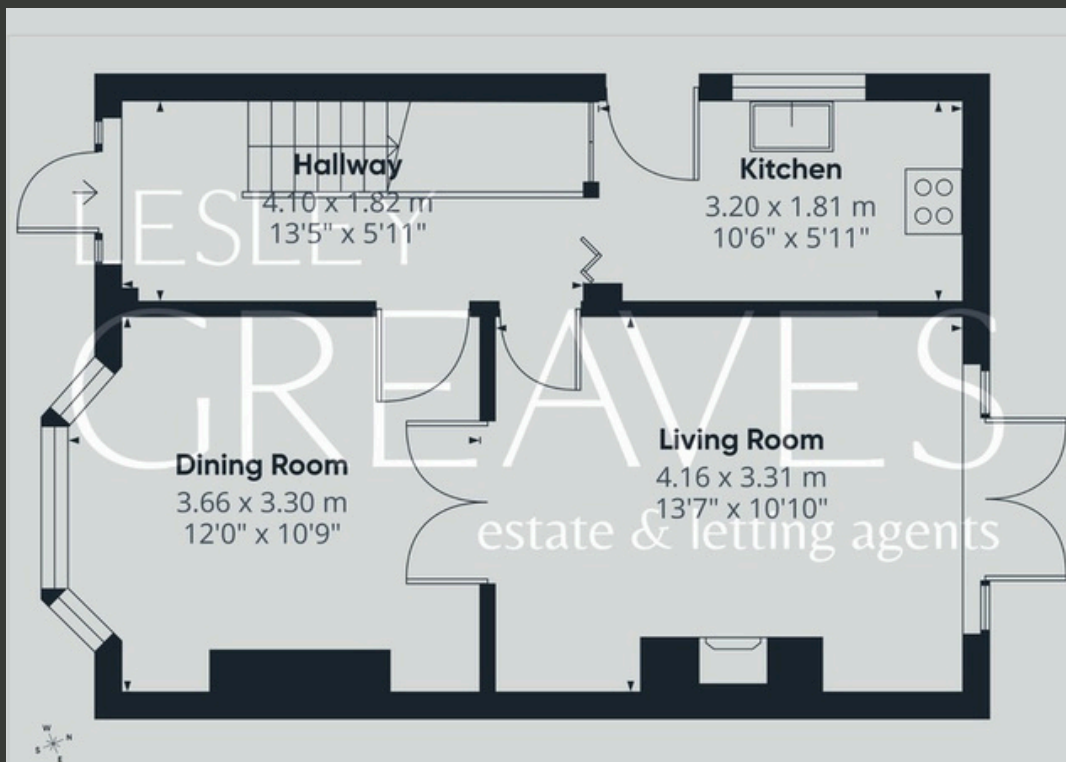
TO THE FIRST FLOOR, THE PROPERTY OFFERS TWO GENEROUSLY SIZED DOUBLE BEDROOMS, EACH PROVIDING A COMFORTABLE AND PEACEFUL RETREAT. A THIRD SINGLE BEDROOM OFFERS EXCELLENT FLEXIBILITY AND COULD BE USED AS A BEDROOM OR HOME OFFICE. COMPLETING THE FIRST FLOOR IS A CONTEMPORARY FOUR-PIECE FAMILY BATHROOM SUITE, FINISHED TO A MODERN STANDARD.

EXTERNALLY, THE PROPERTY CONTINUES TO IMPRESS. TO THE FRONT, THERE IS A WELL-MAINTAINED LAWN, A DRIVEWAY PROVIDING OFF-ROAD PARKING, AN ELECTRIC VEHICLE CHARGER AND ACCESS TO THE DETACHED GARAGE. THE FULLY ENCLOSED REAR GARDEN OFFERS A PRIVATE AND SECURE OUTDOOR SPACE, FEATURING A PATIO AREA PERFECT FOR AL FRESCO DINING, A LAWNED GARDEN, AND A GARDEN SHED FOR ADDITIONAL STORAGE.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 81 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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